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Numbers from Q4 2019 indicate that Industrial Development has slowed from its record setting pace in 2018, 2.5M SF vs 6.5M SF per year. However, this is not a sign that developers are regressing from the market. This year, Net Deliveries outpaced Absorption by about 1M SF, a sign that Developers ARE confident in Charleston’s ability to absorb space in the future. Demand is being driven by Charleston’s explosive population growth, Aerospace and Automotive industries, the ongoing deepening of the Charleston harbor, and the anticipated final construction of the sixth marine terminal. In conclusion, 2018 was the year that the Charleston industrial market boomed and 2019 was the year that the market balanced itself while continuing to grow.